
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File Nos.: CAO19-004

Permit Type: Type III

Description of Request: A request for a Critical Area Determination to average the buffer of a Type 2 watercourse in order to build a new single-family residence. 478 square feet of the watercourse buffer is proposed to be disturbed, with 500 square feet being added to the buffer elsewhere on the property.

Applicant/ Owner: Michael McFadden (Stuart Silk Architects) / Alexandra Boyle and Charles Lee

Location of Property: 4150 Boulevard Place, Mercer Island WA 98040
Identified by King County Assessor tax parcel number: 362350-0387

SEPA Compliance: This proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(1)(b)(i).

Project Documents: Please follow this file path to access the associated documents for this project:
<https://mieplan.mercergov.org/public/CAO19-004/>

Written Comments: **This may be the only opportunity to comment on the impacts of the proposal.** Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to MICC 19.15.030 Table A and B a public hearing is not required for Type III permits.

Applicable Development Regulations Applications for a Critical Area Determinations for watercourse buffer averaging are required to be processed as a Type III reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III approvals are further detailed in MICC 19.15.030. The review criteria for Critical Area Determinations for watercourse buffer averaging are detailed in MICC 19.07.070.

Other Associated Permits: Building permit 1902-087.

Environmental Documents:

Copies of all studies and / or environmental documents are available through the above project documents link.

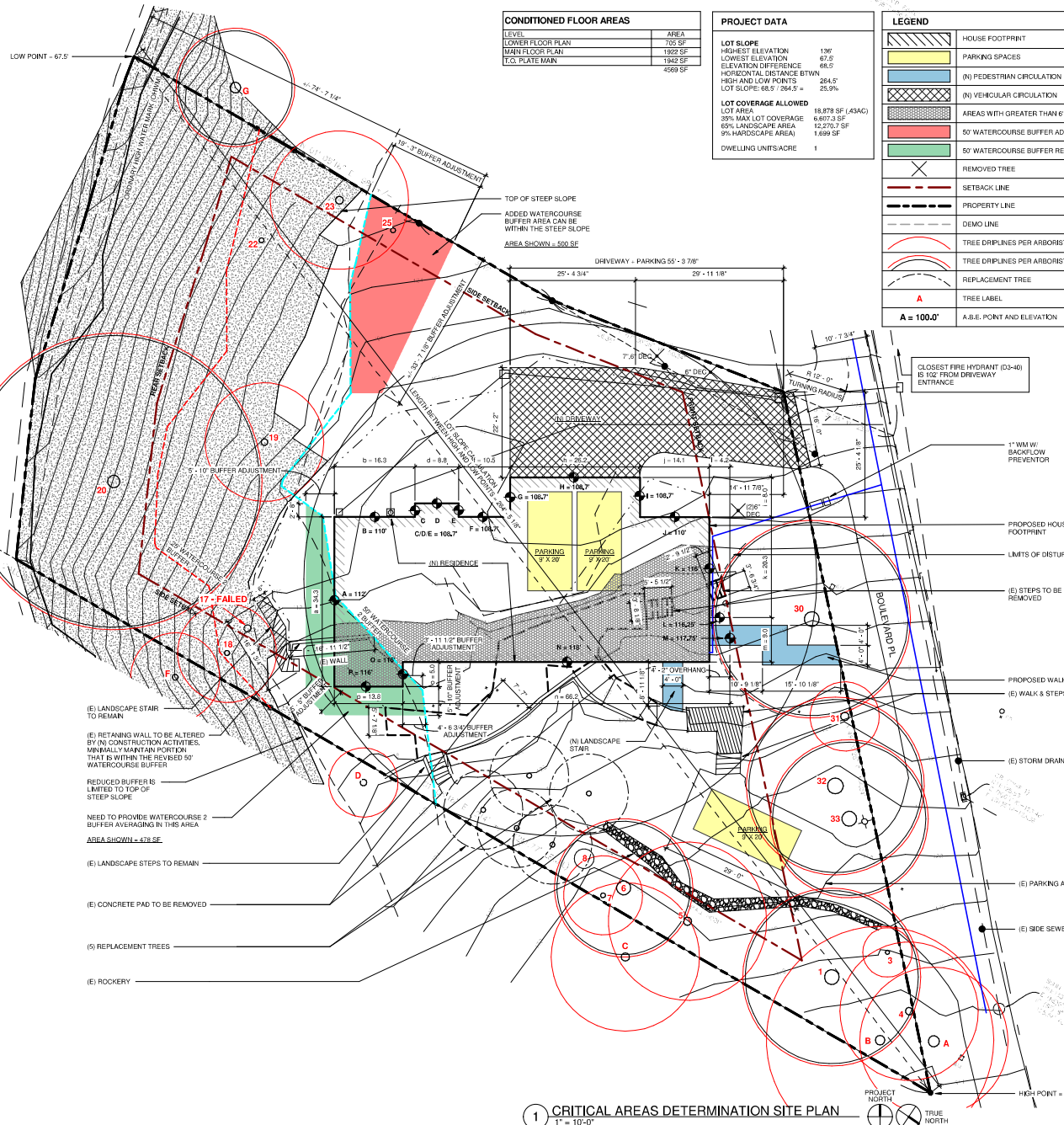
Application Process Information:

Date of Application: March 15, 2019
Determined to Be Complete: April 7, 2019
Bulletin Notice: April 15, 2019
Date Mailed: April 15, 2019
Date Posted on Site: April 15, 2019
Comment Period Ends: 5:00PM on May 15, 2019

The project is available for review at the City of Mercer Island, Community & Planning Development, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Andrew Leon / Planner
Community Planning & Development
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7720
andrew.leon@mercergov.org



CONDITIONED FLOOR AREAS	
LEVEL	AREA
LOWER FLOOR PLAN	765 SF
MAIN FLOOR PLAN	1922 SF
EG. PLATE MAIN	1362 SF
	4569 SF

PROJECT DATA	
LOT SLOPE	13%
HIGHEST ELEVATION	67.5
LOWEST ELEVATION	66.5
ELEVATION DIFFERENCE	1.0
HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS	284.5'
LOT SLOPE (8.5' / 98.4' =)	25.0%
LOT COVERAGE ALLOWED	18,878 SF (45.4%)
30% MAX LOT COVERAGE	6,697.3 SF
60% LANDSCAPE AREA	12,270.7 SF
9% HARDSCAPE AREA	1,699.9 SF
DWELLING UNITS/ACRE	1

LEGEND	
[Symbol]	HOUSE FOOTPRINT
[Symbol]	PARKING SPACES
[Symbol]	(N) PEDESTRIAN CIRCULATION
[Symbol]	(N) VEHICULAR CIRCULATION
[Symbol]	AREAS WITH GREATER THAN 4% OF CUT AND/OR FILL
[Symbol]	50' WATERCOURSE BUFFER ADDITION AREA
[Symbol]	50' WATERCOURSE BUFFER REDUCTION AREA
[Symbol]	REMOVED TREE
[Symbol]	SETBACK LINE
[Symbol]	PROPERTY LINE
[Symbol]	DEMO LINE
[Symbol]	TREE DRIP LINES PER ARBORIST SCHEDULE, 24" OR SMALLER
[Symbol]	TREE DRIP LINES PER ARBORIST SCHEDULE, GREATER THAN 24"
[Symbol]	REPLACEMENT TREE
[Symbol]	TREE LABEL
A = 100.0'	A.B.E. POINT AND ELEVATION

AVERAGE BUILDING ELEVATION (A.B.E.)				
ELEVATION MARK	MIDPOINT ELEVATION	WALL SEGMENT MARK	WALL SEGMENT LENGTH (FT)	PRODUCT
A	112.0	a	34.3	3,841.6
B	110.0	b	16.3	1,735.0
C	108.7	c	2.7	293.7
D	108.7	d	8.8	955.6
E	108.7	e	2.7	293.5
F	108.7	f	10.4	1,130.5
G	108.7	g	8.0	869.8
H	108.7	h	28.3	3,140.0
I	108.7	i	8.0	869.6
J	110.0	j	14.0	1,540.0
K	116.0	k	29.3	3,354.8
L	116.25	l	4.2	483.0
M	117.25	m	9.0	1,059.8
N	118.0	n	66.2	7,811.6
O	116.0	o	5.0	560.0
P	116.0	p	13.8	1,600.8
TOTALS				28,344.8
A.B.E. - SLIM PRODUCTS - 3/8" WALL LENGTHS				1134 FT
MAXIMUM HEIGHT ALLOWED - A.B.E. + 20'				143.4 FT
PROPOSED BUILDING HEIGHT				140.2 FT (140'-2")

TREE SCHEDULE				
MARK	SPECIES	DSH (N)	DRIFLINE EXTENT	RATING
1	DOUGLAS FIR	35	16' RADIAL	EXCEPT
3	MADRONE	10	15' RADIAL	EXCEPT
4	BIG LEAF MAPLE	18.5	14' RADIAL	REG
5	BIG LEAF MAPLE	20	16' RADIAL	REG
6	DOUGLAS FIR	30	14' RADIAL	EXCEPT
7	DOUGLAS FIR	14	8' RADIAL	REG
8	BIG LEAF MAPLE	48	HABITAT SPAR	N/A
17	BIG LEAF MAPLE	18	N/A	FAILED
18	BIG LEAF MAPLE	13	10' RADIAL	REG
19	AUSTRIAN PINE	17	12' RADIAL	REG
20	BIG LEAF MAPLE	43	30' RADIAL	EXCEPT
22	FLOWERING PLUM	8.10	N/A	N/A
23	SCOTS PINE	21	14' RADIAL	REG
25	FLOWERING PLUM	9.8	N/A	N/A
30	DOUGLAS FIR	38	20' RADIAL	EXCEPT
31	GEDON	20	7' RADIAL	EXCEPT
32	DOUGLAS FIR	35	18' RADIAL	EXCEPT
33	DOUGLAS FIR	31	15' RADIAL	EXCEPT
A	BIG LEAF MAPLE	19	15' RADIAL	REG
B	DOUGLAS FIR	18	21' RADIAL	REG
C	BIG LEAF MAPLE	20	16' RADIAL	REG
D	DOUGLAS FIR	12	7' RADIAL	REG
F	DOUGLAS FIR	14	9' RADIAL	REG
G	DOUGLAS FIR	26	12' RADIAL	REG

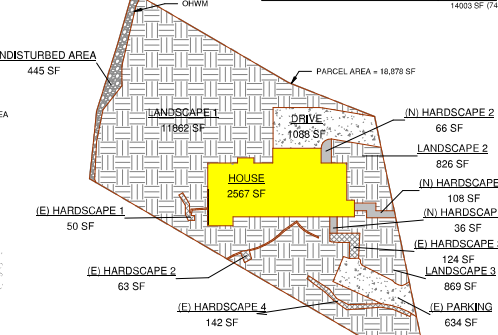
NOTE: SEE ARBORIST REPORT DATED 02/01/2016 AND ADDENDA DATED 01/03/2019

LOT COVERAGE	
SITE AREA	18,878 SF
ALLOWABLE COVERAGE (35%)	6,697.3 SF
ALLOWABLE HARDSCAPE (6%)	1,699.9 SF (2,218 SF)
+ LEFTOVER LOT COVERAGE	= 4,017 SF

BUILDING & DRIVING SURFACES	
(E) PARKING	634 SF
DRIVE	1089 SF
HOUSE	2567 SF
	4289 SF (23%)

HARDSCAPE	
(E) HARDSCAPE 1	50 SF
(E) HARDSCAPE 2	63 SF
(E) HARDSCAPE 3	124 SF
(E) HARDSCAPE 4	142 SF
(N) HARDSCAPE 1	108 SF
(N) HARDSCAPE 2	86 SF
(N) HARDSCAPE 3	96 SF
	589 SF (3%)

LANDSCAPE	
LANDSCAPE 1	11862 SF
LANDSCAPE 2	829 SF
LANDSCAPE 3	869 SF
UNDISTURBED AREA	445 SF
	14035 SF (74%)



1 CRITICAL AREAS DETERMINATION SITE PLAN
1" = 10'-0"

2 SITE AREAS
1/32" = 1'-0"

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DESIGN	SNS, JDB, MM
DRAWN	ER
CHECKED	AC
SHEET ISSUE DATE	03/07/19
DRAWING SETS	
PERMIT SET	03/10/2019
REVISIONS	
#	DATE DESCRIPTION

Stuart Silk Architects
2400 N. 45th Street
Seattle, WA 98103
WWW.STUARTSILK.COM

LEE-BOYLE
4150 BOULEVARD PLACE
MERCER ISLAND, WA

CRITICAL AREAS DETERMINATION
SITE PLAN

CA-1.0

PLLOT DATE: 3/20/2019

FREQUENTLY ASKED QUESTIONS

1. WHY DID I RECEIVE THIS NOTICE?

Washington State law requires the City to send a notice for this project (Revised Code of Washington (RCW) 36.70B.110). Notice is sent to all property owners within 300-feet of the proposal, or to anyone who has requested to be a “party of record” for the application, as per Mercer Island City Code (MICC) 19.15.020(E)(4)(a). The City sends the notices as neighbors may want to know about certain zoning applications that occur in the vicinity or may be aware of issues that affect the approval of an application.

2. IF I OBJECT TO THE APPLICATION, WILL IT BE DENIED?

There are criteria in the MICC for which the application is reviewed. If the proposal meets the criteria required by City Code, the City must approve the permit. Approval by the neighbors is not one of the criteria in the City Code. If you provide comment within the specified comment period, you will be a party of record and will have the ability to appeal the decision. Written comments should specifically address how the application does not meet one or more of the criteria listed in the Applicable Development Regulations. Most concerns can be addressed prior to issuance of the permit. It is the City’s goal to work with applicants and neighbors to resolve potential concerns.

3. WHAT ARE THE CRITERIA FOR APPROVAL OF A PERMIT?

The criteria for review of a permit are found within the Mercer Island City Code and are listed in the Applicable Development Regulations section of the bulletin. City Code can be found at <http://www.codepublishing.com/WA/MercerIsland/>. Please feel free to call or email the staff contact listed on the front of the notice, and we will be happy to discuss the review process in more detail.

4. WILL THERE BE A PUBLIC HEARING ON THIS APPLICATION?

Public Hearings are only required for Type IV Reviews. For a list of Type IV Reviews, please refer to MICC 19.15.010(E). The public bulletin for each project will state under the Public Hearing section if a hearing is required.

5. I WANT TO ACCESS AND REVIEW SPECIFIC PROJECT DOCUMENTS.

Please click on the associated link under “Project Documents” on each Public Notice to access the folder with the project documents associated with the application. The project documents available through this link contain most, but may not contain all of the publicly available information for each project. For example, when a project is updated with a different project design, older designs may be removed from the public folder to avoid confusion. Each folder will be updated when there is a project revision.

6. WHO CAN I CONTACT TO GET MORE INFORMATION?

The contact information for the planner assigned to each specific project is listed on the bottom of the first page of each notice. You can call or email the planner assigned to the project using the provided contact information. You can also call the “Planner helpline” for zoning related questions at 206-275-7729. Additional resources available on-line include:

<http://www.mercergov.org/>: Staff directory, city regulations, and additional information about permits

<http://www.mybuildingpermit.com>: Follow the status of a specific permit by address or permit number

[Mercer Island Map Portal](#): A tool to search for site-specific information

7. I APPRECIATE RECEIVING THESE NOTICES. HOW DO I AUTOMATICALLY GET A COPY OF ALL PUBLIC NOTICE OF APPLICATIONS AND DECISIONS?

Simply send us an e-mail a request and we will email a link to any future notice of applications and decisions that are published in the city’s Weekly Permit Bulletin. Currently, the request can be sent to lauren.anderson@mercergov.org.